



Planning and Zoning

Memo

To: Planning and Zoning Commissioners
From: Planning and Zoning Staff
Date: January 25, 2016
Re: Information Update - Regarding Case No: September 15-136RZ

PRIOR TIMELINE

September 1, 2015 – The case was tabled by the Planning and Zoning Commission (PZC) until the *November 3rd, 2015* PZC Meeting due to the absence of an approved Traffic Impact Study and adequate public services (water and sanitary sewer system). **Public comments were not taken by the PZC.**

November 3, 2015 – The applicant requested the case be tabled until the *December 1st, 2015* PZC Meeting.

November 24, 2015 – At a Special meeting of the PZC this case was tabled until the *January 5th, 2015* PZC Meeting. The special meeting was called to consider the tabling request from John Roe of Roe & Epstein. **Public Comments were not taken by the PZC.**

PZC was given the following documents to review for the January 5th PZC Meeting:

- Attachments A & B: Letters from Applicant – 10-07-2015 – Request to Table
- Attachment C: Jackson Ditching Service Bill – 9-04-2015-Septic System Information
- Attachment D: Letter from Mo Department of Natural Resources – 9-28-15-Denial of Composting Waste
- Attachment E: Traffic Impact Study from Priority Engineers – 9-28-2015
- Attachment F: Letter from the City of Excelsior Springs – 10-09-2015- Response to Sewer Connection
- Attachment G: Letter from the Clay County Highway Department -10-13-2015- Approval Traffic Impact Study
- Attachment H: Letter from Roe & Epstein – 11-03-2015 – Request to Table – Opposition
- Attachment I: Letter from AGC Engineers – 11-13-2015 – Water Study
- Attachment J: Letter from Public Water Supply District # 8 – 11-23-2015 –Approval of Water Engineered Plan

January 5, 2016 – Applicant requested on December 18, 2015 the case be tabled until the February 2nd, 2016 meeting, due to the lack of Missouri Department of Natural Resources (MDNR) approval for the waste treatment facility. (See Attachment A).

Tuesday, February 2, 2016, 6:30 PM - Regular meeting of the Clay County Planning and Zoning Commission (PZC), Liberty Community Center, 1600 S. Withers Road, Liberty, Missouri.

Case Type: Rezoning

Project Name: Liberty Farm PUD

Applicant(s): Doug Perry for The Church of Liberty (TCOL)
118 N. Conistor
Unit #B251
Liberty, MO 64068

Owner(s): Michael Miller and Phillip Linger, owners of Millin Co., LLC
4416 NW Briarcliff Ln
Gladstone, MO 64116

Request: Rezoning from Community Services District (C-3) to Residential Services District Multi-Family (R-SDM) with a Planned Unit Development (PUD) overlay district at approximately 14518 Old Quarry Road for **6 ± acres**. Mr. Perry and The Church of Liberty (henceforth referred to as "TCOL") would like to establish the **multi-family residential portion** of the "Liberty Farm".

2008 COMPREHENSIVE PLAN CONSIDERATIONS

This property is located in the URBAN SERVICES TIER, as well as the 1-Mile Urban Coordination Sub-Tier.

A case referral was sent to the City of Excelsior Springs, Missouri per the Comprehensive Plan "1-Mile Urban Coordination Sub-Tier" advise-and-consent guidance, as well as standard procedure for a rezoning within 1 mile of a city. In emails dated 08/26/2015, the City of Excelsior Springs responded. The City voiced concerns over the following:

- Lack of sanitary sewers or on-site treatment
- Substantial life safety issues related to the unimproved roads
- Residential development on top of the underground mine
- Proposed zoning is not appropriate for underground space
- No drainage study
- No traffic impact study addressing impact of proposed rezoning on City of Excelsior Springs road network

PLEASE REFER TO THE ENCLOSED ---September 1, 2015 Meeting Staff Report (Attachments)

LDC CONSIDERATIONS

The petitioner should fully address the five (5) rezoning criteria in the Land Development Code (LDC) which requires the following standards be met with a rezoning application (*LDC Section 151-3.3 F*):

1. Whether or not the proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition in the area;
2. Whether or not the proposed amendment is consistent with the *Comprehensive Plan* and the stated purpose and intent of Sec. 151-1.7;
3. Whether or not the proposed zoning district as a whole allows development that is compatible with existing uses and zoning of nearby property;
4. Whether or not the county and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development; and

5. Whether or not the proposed amendment would result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, storm water management, and natural resources.

In addition to the above approval rezoning criteria, the petitioner should fully address the three (3) criteria required for a **Planned Unit Development (PUD)** overlay plan approval criteria be (*LDC Section 151-3.8 (G)*):

1. The PUD Concept Plan is consistent with sound planning practice and the development will promote the general welfare of the county; and
2. A PUD is necessary to address a unique situation or represents a substantial benefit to the county, compared to what could have been accomplished through strict application of otherwise applicable base zoning district standards;
3. and the same development could not be accomplished through the use of other techniques, such as rezoning to a non-PUD district or Variances.

OUTSIDE AGENCY REVIEW

Section 151-9.7 (B) of the LDC requires that a Traffic Impact Study (TIS) be completed prior to any proposed change in land use. As noted in Attachment E and G of the November 24, 2015 Planning and Zoning Meeting, the Traffic Impact Study was done by Priority Engineers, and their conclusion was, *"In each peak period, these trips will be split between entering and existing traffic and will have very minor impacts on the existing roadway system."*

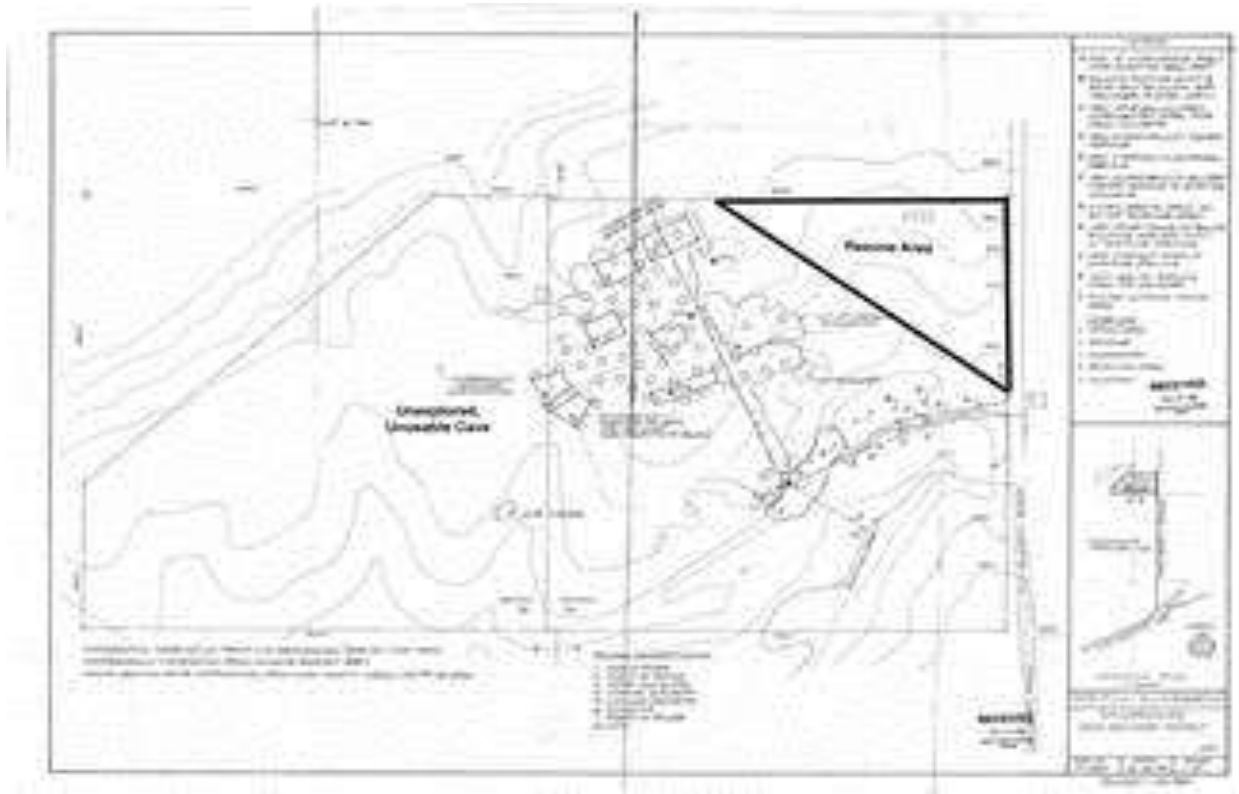
Based on the findings of Priority Engineers, Clay County Highway Department agreed that a full TIS is not warranted at this time due to the lack of trip generations. ***"Should future expansion of the proposed TCOL residential development include an increase in the number of housing units, Clay County reserves the right to require a Trip Generation study."***

The Clay County Highway Department issued an additional driveway permit for just south of the northeast property line, which will need to have the brush and trees trimmed back for sight distance.

The Public Water Supply District No. 8 of Clay County (PWSD No. 8) presently provides water service to the property. In a letter dated November 9th, 2015 (Attachment I at 11/24/15 Mtg.) from AGC Engineers, Inc. they state the following: *"The request is that the user will only pull from the system between the hours of 10pm and 6am and at 10 gpm for up to 2000 gallons per day."* And also *"From this review the restricted use on the existing meter will not impact the existing system and actually works well with the system by drawing off water at non peak times."*

In a letter dated November 19, 2015 from Public Water Supply District No. 8 of Clay County (PWSD No. 8), Attachment J at Nov 24, 2015 Mtg). The PWSD No. 8 will view the existing meter /or patron as a restricted user and any usage outside of defined parameters (limited capacity of 2,000 gallons per day-drawn between 10:00pm and 6am -not to exceed 10 gpm) or lack of backflow prevention (State approved backflow prevention device) will result in service termination.

In a report dated May 14, 2015 done by Alpha –Omega Geotech, Inc, they had completed a geotechnical engineering stability review of the underground mined space, which the underground does not apply to this application. In an email dated December 17, 2015 from Allan Bush, Alpha –Omega Geotech, Inc, , Mr Bush stated ...*"we reviewed the site plan and the "Rezone Area" (see below) is not positioned above the existing underground limestone mine."*



In a letter from the Missouri Department of Natural Resources (MDNR) dated, September 24, 2015, it is noted as follows: "Therefore your request for a permit or an exemption to compost human waste is denied."

On November 30, 2015, the Planning and Zoning Department received a Preliminary Engineering Report from Gary M. Lee, P.E., Universal Asset Management, LLC for The Church of Liberty (TCOL).

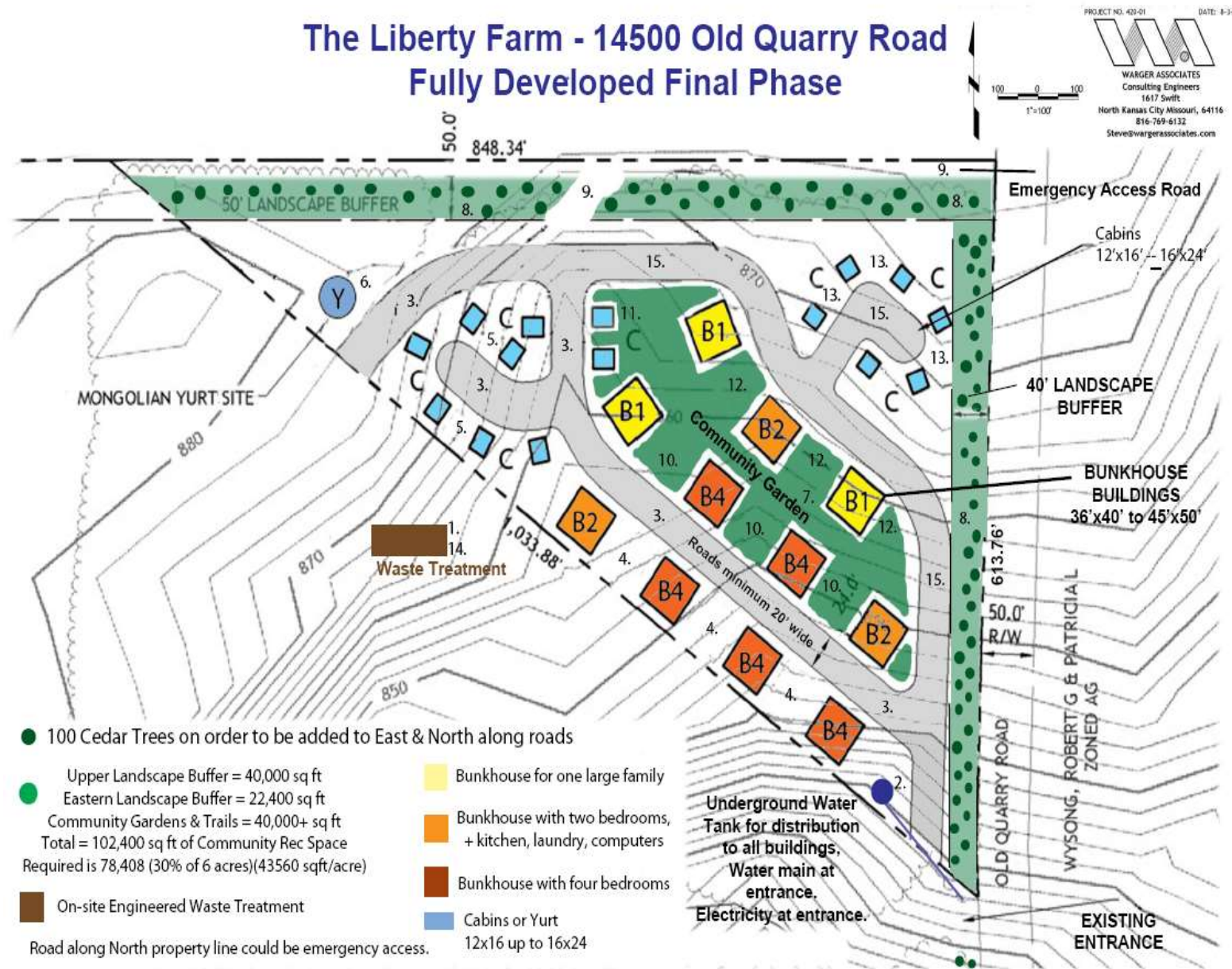
In a letter from the Missouri Department of Natural Resources (MDNR) dated January 14, 2016, it was noted the facility plan regarding the Wastewater Treatment Facility submitted by Universal Asset Management LLC, on behalf of the Church of Liberty was approved. The proposed project is intended to be a complete no-discharge system with no discharges to waters of the state.

No Fire District or Ambulance District officially serves the subject request. This location and the surrounding area represent a pre-existing void that is neither served by Kearney Fire nor Excelsior Springs Fire, as Excelsior Springs Fire is not an official fire district and the area rests outside of Kearney's coverage area.

Platte-Clay Electric presently serves the property and has the necessary facilities to serve the request.

FINDINGS

The following is an updated site plan with a proposed construction phasing schedule:



The Church of Liberty/The Liberty Farm - Proposed Facilities Legend					
Symbol	Proposed Use / Description	Gross Floor Area	Building/ Structure	Recreation /Open Area	Comments
PHASE ONE - 2016-2017					
1	Waste Water Treatment		x		
2	Potable Water Holding Tank		x		Could be in NE corner for gravity feed.
3	Southwesternmost Road		x		Hard-packed gravel - 20' min. width
4	Bunkhouses 1-4	1440 to 2250 sqft	x		
5	Cabins 1-7	192 to 384 sqft	x		Might also have lofts.
6	Yurt		x		
7	Community Garden			x	40,000+ square feet
8	Landscape Buffers along East & North			x	62,400 square feet
9	Emergency Road on North Property Line		x		Already in place.
PHASE TWO - 2018-2019					
10	Bunkhouses 5-8	1440 to 2250 sqft	x		
11	Cabins 8-9	192 to 384 sqft	x		
PHASE THREE - 2020-2021					
12	Bunkhouses 9-11	1440 to 2250 sqft	x		
13	Cabins 10-15	192 to 384 sqft	x		
14	Expansion of Waste Treatment if necessary		x		
15	Northern Road		x		
16	More Gardens and Trails			x	

Total Site 67.76 acres
Rezone Area 6 acres
Proposed Zoning Multi-Family

Total Units 27 (No garages)
Density 4.5 units/acre
Cabin Sizes 12'x16' to 16'x24'

Bunkhouse Sizes 36'x40' to 45'x50'
Water is on site
Waste water processed on site

A **Planned Unit Development (“PUD”) overlay zoning district** is a type of development plan and zoning tool used to address mixed use development of residential and non-residential (e.g. commercial or semi-commercial) uses. Due to The Liberty Farm’s development proposal it best fits within a PUD classification. The PUD process has two basic phases the *First* being the **Rezoning and Preliminary/Concept Plan** this is reviewed in respect to “density, including the number, type, and location of dwelling units and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD. PUD Concept Plan approval establishes the maximum development “envelope” with regard to density, lot sizes, overall scale, open space, environmental protection, and other land development and service provision issues.” {Section 151-3.8A (4b)} The Church of Liberty is presently at the rezoning/preliminary concept plan stage of the PUD overlay zoning district process.

Then *secondly*, the next part of the PUD process will be the submittal and review of the **Final Plan** - “The PUD Final Plan is the document upon which development phases are approved. The PUD Final Plan review stage is the point at which developers bring forward detailed plans for carrying out the type of project conceptually approved during PUD Concept Plan review. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements, and conditions have been met.” {Section 151-3.8A (5)}.

TCOL is proposing to locate the following number, type, and size of residential structures on the proposed 6.00 acres to be rezoned:

	TYPE	BUILDING SIZE	SITE PLAN DESIGNATION	# of DWELLING UNITS (Households)
1	Single-Family Yurt	16' Diameter	Y	1
15	Single-Family Bunkhouses	12'x16' OR 16'x 24'	C	15
3	Single-Family Attached Bunkhouses (1 Bedrooms)	36'x 40' OR 45'x 50'	B1	3
3	Single-Family Attached Bunkhouses (2 Bedrooms)	36'x 40' OR 45'x 50'	B2	3
5	Single-Family Attached Bunkhouses (4 Bedrooms)	36'x 40' OR 45'x 50'	B4	5
TOTAL				27 or DU's

Based upon the above estimated number of dwelling units (households) and LDC definitions, the proposed density for Liberty Farm PUD would be calculated in the following manner:

# of DUs (Households)	Acreage	Density Rate
27	6.00	4.5

Staff analyzed the estimated household density rate within a **1-mile radius buffer of the proposed rezoning area**. A total of 2,342.88 acres of residential parcels fall within the 1-mile radius, with a total hypothetical (actual plus potential) number of 651 households. That averages out to a household density rate of 3.6 (or 2,342.88 divided by 651). (See "Attachment D")

# of DUs (Households)	Acreage	Density Rate
651	2,342.88	3.6

Section 151-10 of the LDC requires development standards for off-street parking as a new use is established. Staff would classify Liberty Farm PUD as an "All Other Household Living" under the Off-Street Parking Schedule "A" in the LDC. Schedule "A" requires two (2) parking spaces per dwelling unit (DU).

In relation to this request, this would calculate out to be a minimum number of **54 off-street parking spaces** as Liberty Farm PUD plan shows 27 new dwelling units as identified above. Additionally, in accordance with LDC 151-10.1 (E) a minimum number of **3 ADA accessible spaces of which at least 1 must be van-accessible** must be provided that meet American Disabilities Association (ADA) universal accessible space standards. The re-submitted PUD site plan drawing does not show details of any off-street parking stalls.

Through research and an inquiry; the Excelsior Springs Fire District will respond to an emergency call for the Old Quarry Road unincorporated portion of county; dry hydrant or water tank requirements are based on volume, gallons per minute, etc. and provisions of the NFPA/IFC 2012 Code and would need to be applied for fire safety by a registered/licensed fire protection engineer in the State of Missouri.

Staff has included emails and letters of opposition (see Attachment E) and also letters of support (see Attachment F).

RECOMMENDATIONS

It is the recommendation of Staff that the request for **Rezoning** from Community Services District (C-3) to Residential Services District Multi-Family (R-SDM) with a Planned Unit Development (PUD) overlay district for 6.00 acres located at approximately 14518 Old Quarry Road be **Approved** with the following conditions as shown as shown on Exhibit A:

Exhibit A

1. Final approval from the Missouri Department of Natural Resources for the private wastewater treatment facility, and designation of the acting authority for the facility.
2. A stormwater management plan shall be submitted for each Final PUD phase.
3. The Final PUD site plan and phasing plan shall show the placement of dry hydrant and the water body or water tank.
4. Detailed Water Extension Plan, to include depth, size and placement of water lines, etc. which shall be done by a professional registered/licensed engineer in the State of Missouri for each phase of the Final PUD.
5. For each phase of the Final PUD dry hydrant or water tank specifications shall be done by provisions of NFPA/IFC 2012; and shall be done by a registered/licensed fire protection engineer in the State of Missouri.
6. Detailed Final Wastewater Treatment Facility Report shall be submitted with each Final PUD Plan, and an Operations and Maintenance Manual for the Wastewater Treatment Facility shall be submitted.
7. The north property line "emergency access road" shall have brush and trees removed and noted as a minimum of 20 foot in width, surfaced with larger sized rock (also known as "clean-rock"), to include a sign that designates it as an emergency entrance and includes the address of the property. This shall be noted with the Final PUD submittal.
8. Any future new or additions to structures will need to meet all applicable fire and building codes.
9. The private roads and parking areas shall be constructed of a dust free surface.
10. Any buildings tied to the subject PUD must be adequately shielded from view by adjacent property and public roadway by fencing, vegetative plantings, berms, or any combination thereof.
11. The parking requirements of Section 151-10.1 of the LDC shall be met and noted with the Final PUD submittal. The required parking spaces and drives shall be ready for use and approved by the Planning and Zoning Manager prior to issuance of a certificate of occupancy.
12. Increases in required off-street parking initiated by future development and/or buildings would be addressed prior to the issuance of any building permits in accordance with Section 151-10 of the LDC. The required parking spaces and drives shall be ready for use and approved by the Planning and Zoning Manager prior to issuance of a certificate of occupancy.
13. Outdoor lighting shall be directed downward and shielded from direct glare on nearby properties and roadways.
14. Following adjustments to the Final PUD site plan drawing:
 - a. ADD: Detailed graphics within the "Community Parking (Overflow)" illustrating the required minimum number of 54 off-street parking stalls that includes a minimum of 3 accessible spaces of which at least 1 must be van-accessible that meet American Disabilities Association (ADA) universal accessible space standards.
 - b. REMOVE note: "SANITARY WILL BE ON SITE COMPOST"
 - c. CHANGE note: "PROPERTY NOT IN FLOOD PLAIN" to "Designated Special Flood Hazard Areas (SFHA) per FEMA FIRM Map #29047C0160E, Panel No 160 of 350, Dated August 3, 2015."
 - d. ADD: Graphics depicting SFHA per FEMA FIRM Map #29047C0160E
 - e. North property line-emergency road should be noted as 20' wide all the way to Old Quarry Rd.

Sept. 15-136RZ – Liberty Farm PUD

Attachment A – December 18, 2015 – January, 2016 Meeting
Table Request

The Church of Liberty

118 N. Conistor, #B251, Liberty, MO 64068 (816) 255-5766
www.TheChurchOfLiberty.com – help@thechurchofliberty.com

To: Kipp Jones
Cc: Planning & Zoning Commission
From: Doug Perry
Re: 14518 Old Quarry Road Rezone Application
Date: December 18, 2015

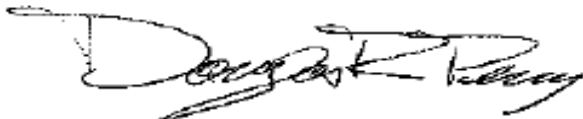
Dear Gentlemen,

Well, again, despite all of my best efforts, it doesn't seem that there is anything that I can do to make DNR go any faster over the holiday season. The only remaining component to our application is the approval from DNR on our waste treatment plan that was submitted in October. The engineer who is reviewing it says that it is "approvable" and that he could have his work done on it by the 27th of December, but then it requires a signature of a boss above him – and they are all out until after the holidays and might not get it to us by the meeting on January 5th – and certainly not by the time Zoning staff needs it on December 28th.

We're waiting on a DNR geologic survey also, but that doesn't affect approval of the plan, just placement of the lagoon and whether or not there is enough clay in the soil that we don't need a liner.

So I'm requesting of you, unhappily, that the rezoning hearing for The Liberty Farm case be tabled until the meeting in February. We believe that at that time we will have all necessary pieces in place.

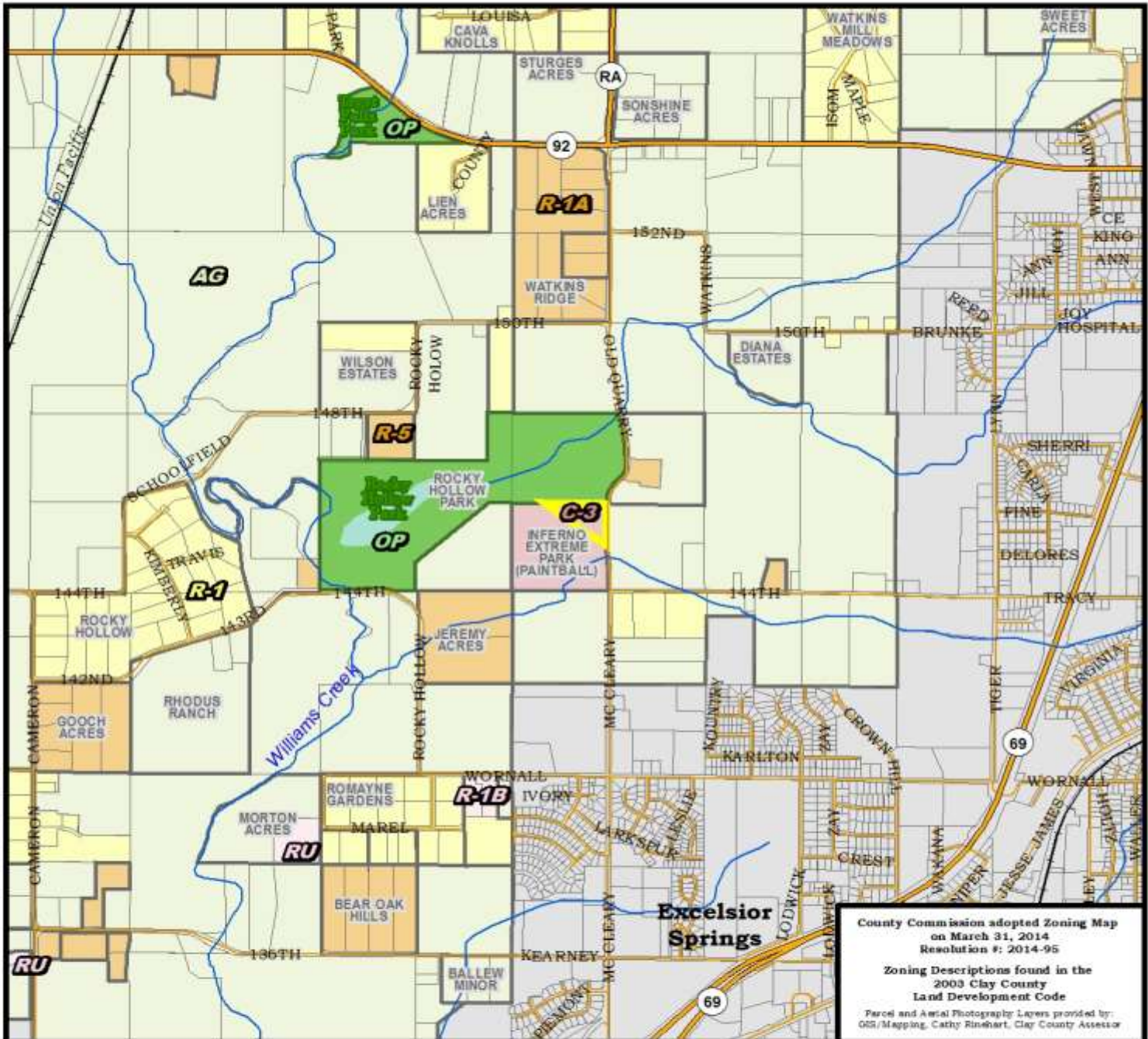
I appreciate your patience and care with all of this.



Douglas R. Perry
Director, Liberty Disaster Relief

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Attachment B - Existing Conditions Map



Planning & Zoning Department



1 inch = 2,000 feet
1 inch = 0.38 miles

LEGEND

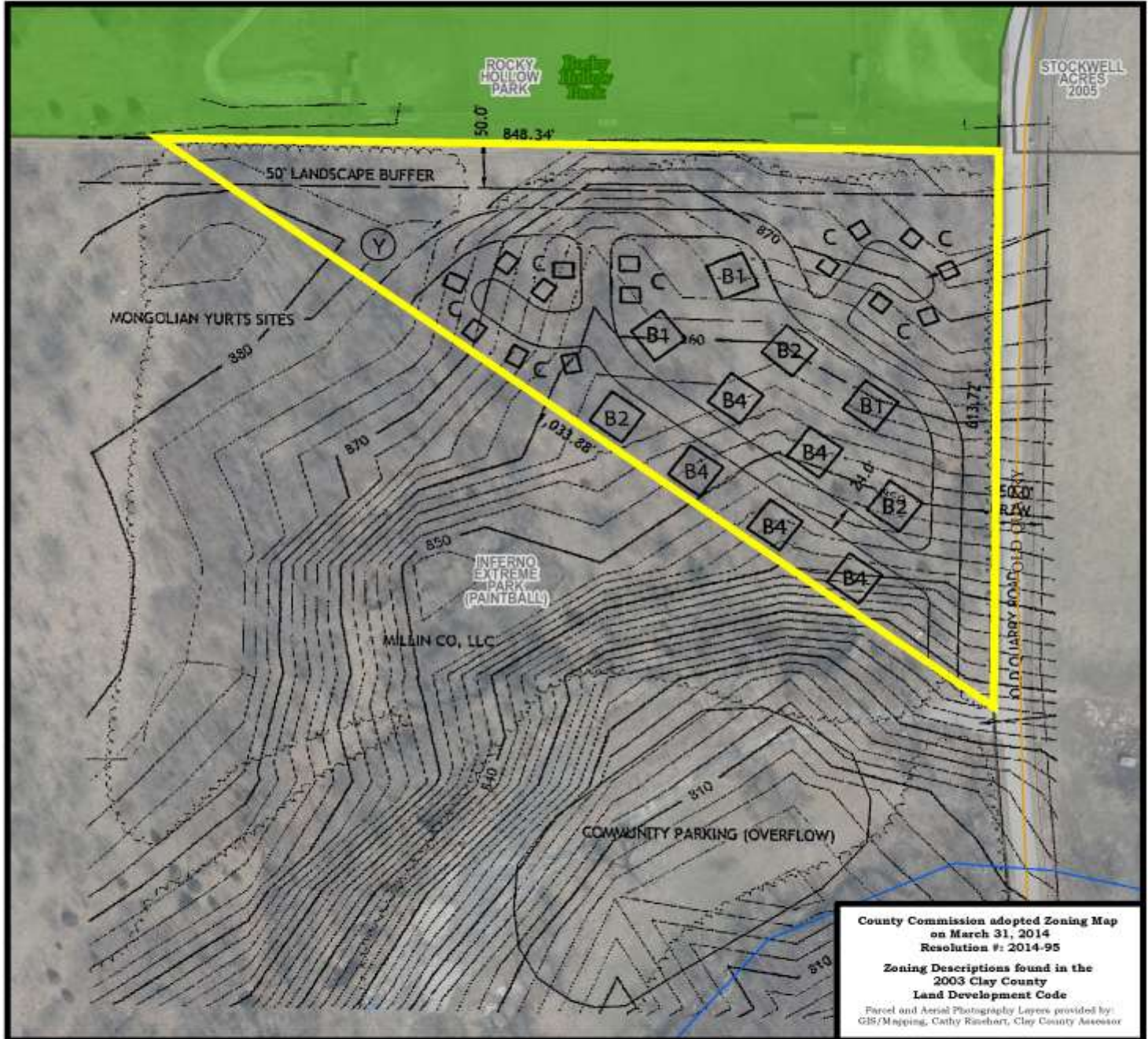
- Property Line
- ~~~~~ Streams (EPA)
- Railroads
- ~~~~~ Interstates
- ~~~~~ State Highways
- ~~~~~ Local Roads
- ~~~~~ Highway Ramps
- Subdivisions
- City Limits
- Parks
- County Boundaries

- CD (Conservation District)
- PCD (Preservation Overlay District)
- PUD (Planned Unit Development)

- AG
- R-1
- R-1A/R-5
- R-1B/RU
- R-3
- C-1
- C-2
- C-3
- I-1
- I-2
- OP

Sept 15-136RZ – Liberty Farm PUD

Attachment C - Site Plan Map (Updated)



Planning & Zoning Department

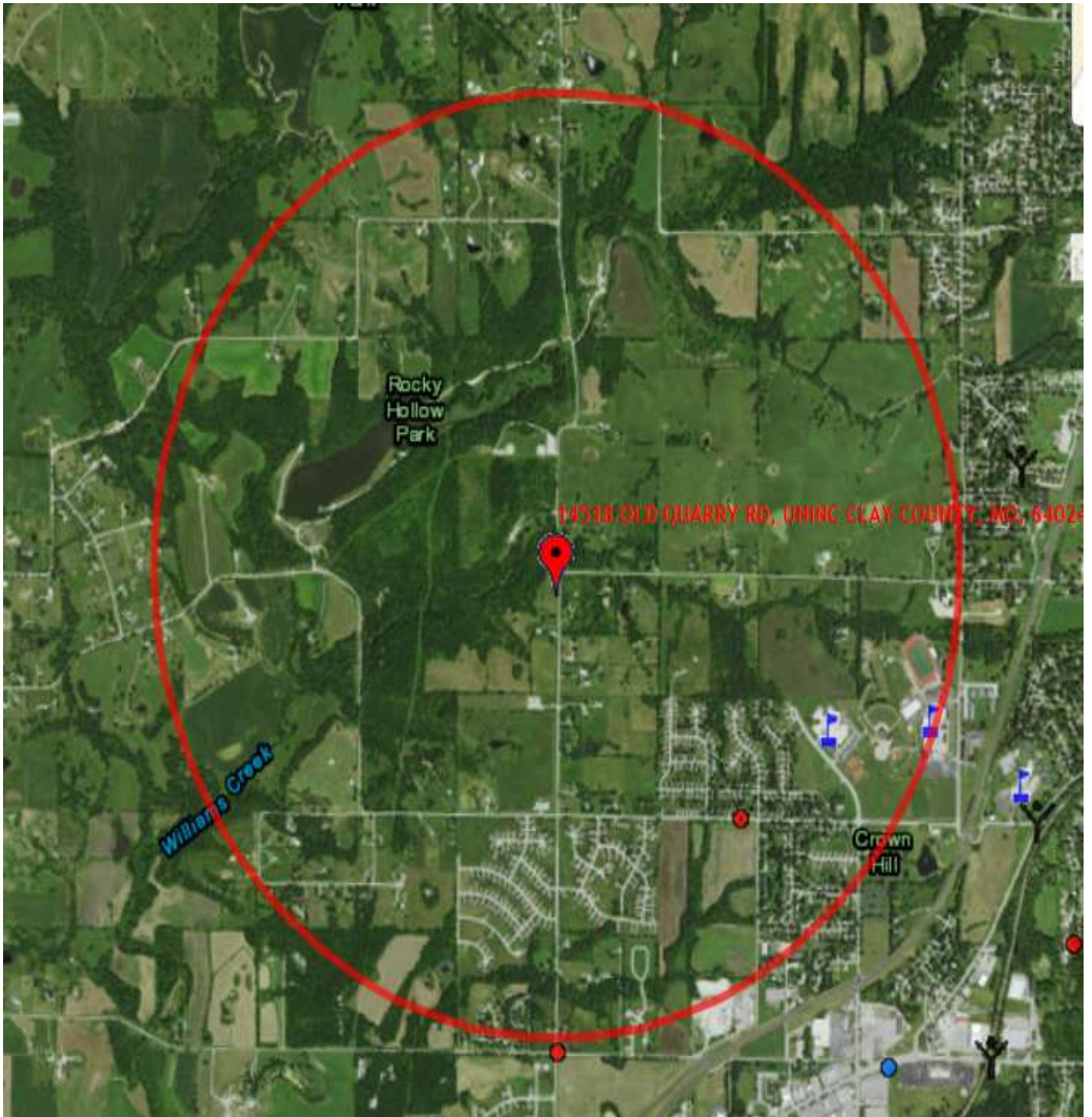
1 inch = 150 feet
 1 inch = 0.03 miles

LEGEND

- | | | |
|---------------|----------------|-------------------|
| Property Line | Roads | Subdivisions |
| Streams (EPA) | Interstates | City Limits |
| Railroads | State Highways | Parks |
| | Local Roads | County Boundaries |
| | Highway Ramps | |

Sept. 15-136RZ – Liberty Farm PUD

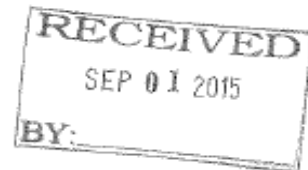
Attachment D – One-Mile Radius Buffer



Sept. 15-136RZ – Liberty Farm PUD

Attachment E – Opposition E-mail & Letters

(Page 1 of 5)



Planning & Zoning Commission,

I own the 40 acres adjoining to the south of 14518 Old Quarry Rd.

All surrounding properties are Ag or R-1A and this seems to be spot zoning. Spot zoning is the application of zoning to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions.

There are several life safety issues I see with Mr. Perry's plans. Lack of sanitary sewers, or an approved water supply. Lack of any input from Missouri Department of Natural Resources approving the composting idea. I also know there are not any fire hydrates planned for the development. What happens if there is a fire or if someone needs medical attention and how ESFD will be able to drive on unpaved roads? They plan on 20-30 people living on site. Who's to say they do not have 300 people living there in 2-5 years. There are several sink holes on the land above the caves. Sink holes form from dissolving limestone in the caves.

There are laws in place for a reason and I do not believe anyone should be exempt from following them. Whether it is C-3 or R-1 or PUD all zones have regulations and should be followed. There should be sewer and water added just like a new subdivision would have to install. There should be storm water study. There should be adequate parking with a hard surface which is concrete or asphalt along with streets. If the underground caves are being used for anything other than storage then there should be a sprinkler systems installed.

Sincerely,

Jaime Blackburn
14300 McCleary Road
Excelsior Springs, MO 64024

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Attachment E – Opposition E-mail & Letters

(Page 2 of 5)

On Aug 26, 2015, at 8:38 AM, Cathy Williams <[REDACTED]> wrote:

Luann,

There is an upcoming rezoning meeting on next Tues to change to the zoning for 70 acres on Old Quarry Rd in Excelsior Springs to multi-family so Doug Perry can build a "tiny village" there. Not only will they not use sewers, but compost human waste, they want to build 56 (he told me he has now changed that to 30) 12 x 16 tiny homes for people with "troubled pasts". I am massively against this, not only because they won't have to comply with the regulations the rest of us in the area have to comply with, but because of what he preaches and who he preaches it to.

Below is a link of an interview huffington post posted with Mr. Perry in which he says he wants to end "traditional" churches and kill opponents. It shows where one of his followers made molitoff cocktails to blow up churches. I don't think we need that type village in our community. He is already being investigated in Liberty and that is probably why he is moving to Excelsior.

There are 3 back to back segments to the interview broken by commercials.

PLEASE watch this video before the meeting next week.

Thanks

http://www.huffingtonpost.com/2013/02/21/fellowship-of-the-martyrs-doug-perry-our-america_n_2726489.html

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Attachment E – Opposition E-mail & Letters

(Page 3 of 5)

Sent: Monday, August 31, 2015 5:52 PM
To: Viviano, Debbie
Subject: Re: Doug Perry Cult

Thank you for your response. In answer to your question, yes, I would like to have my email message submitted to the PZC. I would have liked to attend the September 1 meeting, but am currently out-of-state; and won't return in time.
Thank you,
Linda McCollum

Sent from my iPad

> On Aug 31, 2015, at 5:03 PM, Viviano, Debbie <dviviano@claycountymo.gov> wrote:

>

> Ms. McCollum,

> First and foremost, thank you for contacting Clay County through our online system.

>

> Would you like to have your comments from the below email as part of the public record in the form of an attachment to the Planning and Zoning Commission (PZC) which will then be a part of the information that is supplied to the County Commission for their review?

>

> Please respond no later than 4:00 pm CDT tomorrow (Tuesday, September 1, 2015) .

>

> Respectfully,

> Debbie Viviano

> Planner

> Clay County Planning and Zoning

> 234 W. Shrader, Suite C

> Liberty, MO 64068

> (816) 407-3380 Fax (816) 407-3381

> dviviano@claycountymo.gov

> -----Original Message-----

> From: Linda Mc Collum [<mailto:>]

> Sent: Wednesday, August 19, 2015 1:53 PM

> To: Exchange Planning and Zoning

> Subject: Doug Perry Cult

>

> To Whom It May Concern:

>

> I learned of Doug Perry and his followers several years ago. I have heard much about him from residents of Excelsior Springs who knew him during his years of residence here. I watched him attempt to defend his cult and himself on the Dr. Phil show, and I have read some of his articles posted on the Internet. He and his "martyrs" are not people I choose for "neighbors".

>

> I understand that he may buy property wherever he chooses. However, your commission does not have to change the zoning on a property to accommodate his, or anyone's, plan for a property. The description I read of his intended plan would not be a typical use of land in Clay County, nor would it be an enhancement to any community. While the land is not part of Excelsior Springs proper, it certainly lies close enough to be considered a part of the Excelsior community.

>

> I fervently ask that you prevent the building of Doug Perry's cult commune by refusing to change the current zoning of the property along Old Quarry Rd.

>

> Yours respectfully,

> Linda McCollum

>

>

>

> Sent from my iPad

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Attachment E – Opposition E-mail & Letters

(Page 4 of 5)

From: r.glidewell [REDACTED]
Sent: Tuesday, September 01, 2015 11:13 AM
To: Viviano, Debbie
Subject: RE: Rezoning of location on Old Quarry Road

Yes I would like for the email to be part of the record.

Thank you

Sent via the Samsung GALAXY S6 S, an AT&T 4G LTE smartphone

----- Original message -----

From: "Viviano, Debbie"
Date: 09/01/2015 10:32 AM (GMT-06:00)
To: Rick Glidewell
Subject: RE: Rezoning of location on Old Quarry Road

Mr. Glidewell,

First and foremost, thank you for contacting Clay County through our online system.

Would you like to have your comments from the below email as part of the public record in the form of an attachment to the Planning and Zoning Commission (PZC) which will then be a part of the information that is supplied to the County Commission for their review?

Please respond no later than 4:00 pm CDT today (Tuesday, September, 1, 2015).

Respectfully,

Debbie Viviano

Planner

Clay County Planning and Zoning

234 W. Shrader, Suite C

Liberty, MO 64068

(816) 407-3380 Fax (816) 407-3381

dviviano@claycountymo.gov

Sept. 15-136RZ – Liberty Farm PUD

Attachment E – Opposition E-mail & Letters

(Page 5 of 5)

From: Rick Glidewell [mailto:████████████████████]
Sent: Wednesday, August 26, 2015 4:01 PM
To: Exchange Planning and Zoning
Subject: Rezoning of location on Old Quarry Road

To whom it may concern

I understand that rezoning is just the first step in allowing the " Church" Organization to reside at the old cave location. In my opinion rezoning of this location to muti family knowing what we already do about what type of units they are proposing on building at the location would be a mistake.

I also understand that code enforcement is not the job of the Zoning Commision but as residents of Excelsior Springs we are all bound by the building codes in regards to building and maintaining a residence on the property so as to not reduce the values of other neighboring properties.

There is also a park that is less than 1 tenth mile from the proposed location that Mr. Perry is proposing to house many undesirable individuals that could possibly include Sex Offenders.

Please consider what type of units are proposed at the location before approving the application for rezoning the location.

Thank you

Rick Glidewell

████████████████████

████████████████████

Sept. 15-136RZ – Liberty Farm PUD

Attachment F – Support Letters

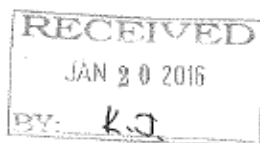
(Page 1 of 9)

To whom it may concern:

1-15-2016

Liberty disaster Relief is a great organization. I just moved to Excelsior Springs. They have already helped me with clothes, Tire's for the Car. And the Labor to get the tires installed. They would be a great benefit for any needy person. Who is needing assistance of any sort. They would be a great addition to the Community

Sincerely
Wm Sharp
660-202-3216



Jan 16, 2016

Disaster Relief has been a blessing to my family for 1 yr. Couldn't do without them

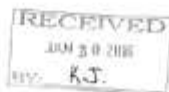
Margaret Graham

Thanks Jamie Sletcher

Boinkley & Sons Contracting - Jan 16, 2016

Director of the relief fund has helped many of the people and families thru out the year.

Mike Boinkley



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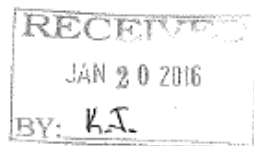
1-16-2016

Just wanted to say that
Liberty Disaster Relief has
helped my family for
almost 2 years.

Without them, our family
would have starved.

Please help them, as they
are the most wonderful
people.

They are truly a blessing.



Thank You,
Marie

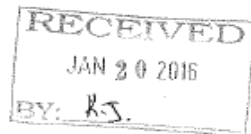
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Michelle Penn,

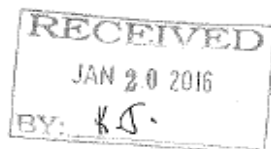
Thank you, for all this organization has done for my family and all. Have no idea what our family, could have done without you all.



Willen Penn

Great organization Dont know what I or my family would do without Their help. A true blessing

Willen Penn



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I would like to share my experience with Liberty Disaster Relief and Doug Perry. I arrived at the bus station in Kansas City with two young grandchildren having fled an abusive and dangerous situation in Florida.

I was unable to reach my cousins, the only family I had left, and all the shelters were full. I had no money and no place to go. I was in need of a miracle and that's what I was praying for. I must have looked desperate because an employee of the station told me there was someone handing out

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food from his van in the -2- parking lot. My grandkids and I went out to get some sandwiches and I began to talk to this man who introduced himself as Doug Perry. I asked him if he knew of any shelters in Liberty where I wanted to go.

He began to tell me about his ministry in Liberty and the townhomes he had for the homeless as well as people who came to help him with the ministry. I told him what my situation was and though he said they were pretty full he said they would make room for us. When we arrived at the townhomes he was

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able to find us a room -3-
and the things we might
need for the night. There
were other families in the
townhouse that were helpful
and kind.

I don't know if you can
imagine the gratitude and
the relief I felt at having a
safe and warm place for my
kids. There was no doubt
in my mind that God had
used Doug Perry to provide
the miracle I had prayed
for. That night began a
period of four years I
remained at the ministry
helping others and getting
my own life in order.

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During my stay I witnessed⁻⁴⁻ many families that were helped as I was, people from all walks of life and many different circumstances.

When my health prevented my return to work as an LPN, I was able to receive disability and find housing of my own.

During my stay at Liberty Disaster Relief I was never pressured to give money or to take part in the ministry.

It was so wonderful to not have to worry about rent or food while I was getting our lives straightened out and preparing for getting our own home again. I was blessed to be able to

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help others in whatever way^{-s}
I could. I do know that
Doug Perry provides a service
that no government program, no
social program, no church or
individual is providing. Some
people cannot wait another day
or another week or however
long most other agencies take
to decide to help someone. They
need help now. Many times I
wondered why he was helping this
person or that person and thinking
they didn't deserve to be helped.
How soon I had forgotten that
God sent someone to help me
when no other person would help.
Who am I that I should decide
who is worthy of help and
who isn't? I don't want to
say Liberty Disaster Relief

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is perfect, no program is -6-
without its problems.

I believe any community
will be blessed to have
someone willing to help those
people who are desperate and
broken; the same kind of
people that Jesus helped
during His ministry on
earth.



Sincerely,
Patty Scott
336 W. High Dr.
Liberty, Mo
816-405-9678